1562

For and in consideration of the sum of $ (3600.00)

SIX HUNDRED AND NO/100 ----------- DOLLARS

cash in hand paid by S. F. Baldwin and wife, Minnie Lee Baldwin, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, we, Tom J. Sims, Jr. and wife, Bertna Mary Gray Sims have bargained and sold, and by these presents do transfer and convey unto the said S. F. Baldwin and wife, Minnie Lee Baldwin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Land in Davidson County, Tennessee, being lot No. 30, on the plan of Payne, Blakemore and Cummings' Addition, as of record in book 57, page 70, Resister's Office for said County.



Said lot No. 30 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Tom J. Sims, Jr. and wife, Bertna Mary Gray Sims, by deed from Katherine Thomason Walker and husband, of record in book 1509, page 375, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. F. Baldwin and wife, Minnie Lee Baldwin their heirs and assigns, forever.

And we do covenant with the said S. F. Baldwin and wife, Minnie Lee Baldwin that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Tom J. Sims, Jr. and wife, Bertna Mary Gray Sims do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S. F. Baldwin and wife, Minnie Lee Baldwin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1948.

Tom J. Sims, Jr.

Bertna Mary Gray Sims

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Medlin, a Notary Public in and for said County and State, the within named Tom J. Sims, Jr. and wife, Bertna Mary Gray Sims the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 1948.

Commission expires January 23, 1952

J. M. Medlin
Notary Public

17067

WARRANTY DEED

FROM Tom J. Sims, Jr. et ux

TO S. F. Baldwin et ux

PROBATE OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
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MAR 10 1948
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